

## OFFICE OF TAX AND REVENUE

In accordance with DC Code § 47-825(c) published below is the Office of Tax and Revenue 2000 Real Property Assessment/Sales Ratio Study. This study compares the proposed real property assessed values derived from the estimated market values as of January 1, 2000 to the sales prices for all arms length sales that occurred during calendar year 1999.

### GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF TAX AND REVENUE

#### 2000 REAL PROPERTY ASSESSMENT/SALES RATIO STUDY (Tax Year 2001 Real Property Tax Assessments)

The 2000 real property assessment/sales ratio study compares the tax year 2001 proposed real property assessments with selling prices of arms length sales that occurred in calendar year 1999. The tax year 2001 proposed real property assessments are the basis for the real property tax payments due March 31, 2001 and September 15, 2001 for real property tax year 2001.

A ratio for each arms length sale is computed by dividing the proposed assessed value of the property by its selling price; the result is expressed as a percentage. Arms length sales are those sales made between a willing buyer and a willing seller with no known extraneous factors affecting the sale. The following categories of sales are specifically excluded from the definition of arms length sales:

- 1) Not assessed or partially assessed improved properties
- 2) A transaction in which a buyer and seller are related
- 3) Unusual arrangements between buyer and seller in a transaction
- 4) Foreclosure sales
- 5) Sales to or by a government agency
- 6) Speculative sales where the prime motivation of the purchaser is to resell the property either before or after renovation and
- 7) Miscellaneous transactions such as gifts, changes in tenancy, re-recordings, quitclaims and unusual situations

The attached table categorizes individual sales by neighborhood and property type. For each property type within a neighborhood, a median (middle) ratio and coefficient of dispersion (COD) are calculated. The median ratio is the ratio in the middle after individual ratios in a particular neighborhood and property type are arrayed in order of magnitude.

The COD reflects the absolute dispersion of individual ratios around the median ratio. It is an indication of how closely grouped the middle 50% of the ratios are to the median ratio. Thus, a COD of 10 means that half of the ratios fall within 10% of the median ratio. A high COD indicates that a large number of individual sales deviate significantly from the median ratio. The closer the ratios are grouped around the median ratio, the more equity exists in the assessments.

The International Association of Assessing Officers' Standard on Ratio Studies, approved July 1999, states that for older heterogeneous residential neighborhoods and for income producing properties a COD of less than 15 is acceptable. The degree of uniformity of properties in different jurisdictions affects the attainability of these standards. The average sales price for each property type within a neighborhood is also shown in the attached table. Information is excluded when fewer than 30 sales occurred within a particular neighborhood and property type. This exclusion is made because such a limited number of sales may provide an insufficient statistical sampling and therefore may not accurately represent the real estate market for a particular property type within a neighborhood. However, these ratios are included in the aggregate data.

The overall median assessment/sales ratio for single family residential properties shown at the end of the attached table is 89.8% with a COD of 16.2. The other use types include condominiums with a ratio of 86.1% and a COD of 13.8, multi family residential properties with a ratio of 94.8% and a COD of 19.3, commercial properties with a ratio of 95.2% and a COD of 15.4, and vacant land with a ratio of 85.0% and a COD of 19.0.

With respect to individual neighborhood median ratios for single family properties, the lowest median ratio (72.1%) is indicated in Cleveland Park with a COD of 12.6, while the highest median ratio (104.6%) in Barry Farms has a COD of 21.6. The average sales prices range from \$81,227 in Barry Farms to \$1,010,813 in Mass Avenue Heights. The District's COD of 16.2 for single family properties for this study is comparable to the COD of 15 for the 1999 study.

The average sales price for a single family property was \$262,630 in 1999 compared to \$243,966 in 1998. The average sales price for a commercial property was \$3,098,586 in 1999 compared to \$5,311,162 in 1998. The average sales price for a multi family property was \$722,600 in 1999 compared to \$793,218 in 1998. The average sales price for a condominium was \$142,487 in 1999 compared to \$134,743 for 1998.

#### Contact

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**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**OFFICE OF TAX AND REVENUE**

**2000 Real Property Assessment/Sales**

**Ratio Study**

**Preliminary 2001 Assessments**

**TABLE 1**

**TYPE OF PROPERTY RESIDENTIAL**

CODE	NEIGHBORHOOD NAME	# OF ARMS LENGTH TRANSACTIONS	AVERAGE SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	TRIENNIAL GROUP	MEDIAN RATIO (%)	COEFFICIENT OF DISPERSION (%)
01	AMERICAN UNIV PARK	125	\$379 161	\$370 000	3	92 3	10 03
02	ANACOSTIA	38	\$89 813	\$94 250	1	87 3	20 47
03	BARRY FARMS	6	\$0	\$0	1	0 0	0 00
04	BERKELEY	40	\$684 928	\$549 000	2	84 6	13 11
05	BRENTWOOD	9	\$0	\$0	1	0 0	0 00
06	BRIGHTWOOD	84	\$158 192	\$152 500	3	96 8	14 35
07	BROOKLAND	123	\$128 832	\$128 500	3	90 8	16 31
08	BURLEITH	48	\$409 256	\$321 250	2	81 5	9 34
09	CAPITAL HILL	164	\$299 037	\$280 300	2	83 1	13 87
10	CENTRAL	11	\$0	\$0	1	0 0	0 00
11	CHEVY CHASE	232	\$397 396	\$372 850	3	93 8	11 05
12	CHILLUM	34	\$158 109	\$158 347	3	92 3	12 68
13	CLEVELAND PARK	37	\$574 674	\$550 000	1	72 1	12 57
14	COLONIAL VILLAGE	23	\$0	\$0	3	0 0	0 00
15	COLUMBIA HEIGHTS	243	\$129 195	\$124 000	1	96 5	18 83
16	CONGRESS HEIGHTS	59	\$99 340	\$100 000	1	98 5	14 13
17	CRESTWOOD	25	\$0	\$0	1	0 0	0 00
18	DEANWOOD	100	\$90 624	\$87 899	3	96 0	16 27
19	ECKINGTON	61	\$125 011	\$130 000	1	95 1	19 04
20	FOGGY BOTTOM	17	\$0	\$0	2	0 0	0 00
21	FOREST HILLS	25	\$0	\$0	1	0 0	0 00
22	FORT DUPONT PARK	54	\$106 199	\$104 500	1	97 0	14 17
23	FOXHALL	23	\$0	\$0	2	0 0	0 00
24	GARFIELD	26	\$0	\$0	1	0 0	0 00
25	GEORGETOWN	178	\$536 514	\$481 250	2	83 0	13 36
26	GLOVER PARK	57	\$308 056	\$300 000	2	76 6	10 27
27	HIATHORNE	7	\$0	\$0	3	0 0	0 00
28	HILLCREST	42	\$143 562	\$149 000	1	88 4	14 90

TABLE 1  
TYPE OF PROPERTY RESIDENTIAL

CODE	NEIGHBORHOOD NAME	# OF ARM S LENGTH TRANSACTIONS	AVERAGE SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	TRIENNIAL GROUP	MEDIAN RATIO (%)	COEFFICIENT OF DISPERSION (%)
29	KALORAMA	43	\$721 689	\$635 000	1	76 6	14 56
30	KENT	36	\$646 719	\$556 000	2	83 1	11 25
31	LEDROIT PARK	79	\$141 589	\$140 000	1	88 4	18 58
32	LILY PONDS	19	\$0	\$0	3	0 0	0 00
33	MARSHALL HEIGHTS	18	\$0	\$0	1	0 0	0 00
34	MASS AVENUE HEIGHTS	8	\$0	\$0	1	0 0	0 00
35	MICHIGAN PARK	19	\$0	\$0	3	0 0	0 00
36	MOUNT PLEASANT	99	\$274 744	\$279 000	1	77 9	14 70
37	NORTH CLEVELAND PARK	33	\$418 035	\$401 650	3	88 0	10 68
38	OBSERVATORY CIRCLE	17	\$0	\$0	1	0 0	0 00
39	OLD CITY I	509	\$168 101	\$154 000	2	88 5	18 87
40	OLD CITY II	220	\$230 900	\$184 825	2	88 3	19 02
41	PALISADES	50	\$377 145	\$351 500	2	81 9	12 99
42	PETWORTH	137	\$121 572	\$123 000	3	95 2	12 62
43	RANDLE HEIGHTS	37	\$95 040	\$98 000	1	88 3	19 91
44	R L A (NE)	0	\$0	\$0	2	0 0	0 00
45	R L A (NW)	0	\$0	\$0	2	0 0	0 00
46	R L A (SW)	10	\$0	\$0	2	0 0	0 00
47	RIGGS PARK	36	\$119 076	\$120 000	3	99 1	10 59
48	SHEPARD PARK	37	\$280 448	\$280 000	3	95 6	11 08
49	16TH STREET HEIGHTS	86	\$192 684	\$176 000	3	97 0	12 87
50	SPRING VALLEY	35	\$676 354	\$665 000	2	83 3	14 75
51	TAKOMA PARK	17	\$0	\$0	3	0 0	0 00
52	TRINIDAD	79	\$91 685	\$89 900	1	92 1	17 41
53	WAKEFIELD	9	\$0	\$0	3	0 0	0 00
54	WESLEY HEIGHTS	42	\$627 651	\$471 500	2	90 6	11 35
55	WOODLEY	10	\$0	\$0	1	0 0	0 00
56	WOODRIDGE	71	\$133 567	\$129 000	3	93 3	15 01
	CITY WIDE	3 647	\$262 630	\$189 900	0	89 8	16 24

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**OFFICE OF TAX AND REVENUE**

**2000 Real Property Assessment/Sales**

**Ratio Study**

**Preliminary 2001 Assessments**

TABLE 1

**TYPE OF PROPERTY CONDOMINIUMS**

CODE	NEIGHBORHOOD NAME	# OF ARMS LENGTH TRANSACTIONS	AVERAGE SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	TRIENNIAL GROUP	MEDIAN RATIO (%)	COEFFICIENT OF DISPERSION (%)
01	AMERICAN UNIVERSITY	0	\$0	\$0	3	0 0	0 00
02	ANACOSTIA	5	\$0	\$0	1	0 0	0 00
03	BARRY FARMS	0	\$0	\$0	1	0 0	0 00
04	BERKELEY	16	\$0	\$0	2	0 0	0 00
05	BRENTWOOD	0	\$0	\$0	1	0 0	0 00
06	BRIGHTWOOD	8	\$0	\$0	3	0 0	0 00
07	BROOKLAND	19	\$0	\$0	3	0 0	0 00
08	BURLEITH	0	\$0	\$0	2	0 0	0 00
09	CAPITAL HILL	51	\$117 710	\$116 000	2	87 0	13 44
10	CENTRAL	170	\$157 294	\$145 500	1	86 3	13 55
11	CHEVY CHASE	25	\$0	\$0	3	0 0	0 00
12	CHILLUM	0	\$0	\$0	3	0 0	0 00
13	CLEVELAND PARK	102	\$148 283	\$148 000	1	84 1	7 94
14	COLONIAL VILLAGE	0	\$0	\$0	3	0 0	0 00
15	COLUMBIA HEIGHTS	5	\$0	\$0	1	0 0	0 00
16	CONGRESS HEIGHTS	6	\$0	\$0	1	0 0	0 00
17	CRESTWOOD	0	\$0	\$0	1	0 0	0 00
18	DEANWOOD	0	\$0	\$0	3	0 0	0 00
19	ECKINGTON	0	\$0	\$0	1	0 0	0 00
20	FOGGY BOTTOM	58	\$94 097	\$75 625	2	91 3	12 68
21	FOREST HILLS	68	\$118 492	\$102 425	1	87 7	12 22
22	FORT DUPONT PARK	1	\$0	\$0	1	0 0	0 00
23	FOXHALL	0	\$0	\$0	2	0 0	0 00
24	GARFIELD	42	\$152 237	\$139 500	1	81 7	13 46
25	GEORGETOWN	80	\$202 464	\$181 000	2	84 1	12 95
26	GLOVER PARK	43	\$94 247	\$87 050	2	88 3	10 45
27	HIATHORNE	0	\$0	\$0	3	0 0	0 00
28	HILLCREST	10	\$0	\$0	1	0 0	0 00
29	KALORAMA	148	\$189 975	\$165 500	1	78 0	13 22

TABLE 1  
TYPE OF PROPERTY CONDOMINIUMS

30	KENT	0	\$0	\$0	2	0 0	0 00
31	LEDROIT PARK	0	\$0	\$0	1	0 0	0 00
32	LILY PONDS	3	\$0	\$0	3	0 0	0 00
33	MARSHALL HEIGHTS	0	\$0	\$0	1	0 0	0 00
34	MASS AVENUE HEIGHTS	0	\$0	\$0	1	0 0	0 00
35	MICHIGAN PARK	0	\$0	\$0	3	0 0	0 00
36	MOUNT PLEASANT	80	\$160 964	\$162 450	1	78 9	13 14
37	NORTH CLEVELAND PARK	7	\$0	\$0	3	0 0	0 00
38	OBSERVATORY CIRCLE	64	\$144 066	\$125 000	1	87 2	12 43
39	OLD CITY I	51	\$108 444	\$107 000	2	89 9	15 77
40	OLD CITY II	386	\$135 152	\$122 000	2	84 6	15 01
41	PALISADES	5	\$0	\$0	2	104 1	10 43
42	PETWORTH	0	\$0	\$0	3	0 0	0 00
43	RANDLE HEIGHTS	0	\$0	\$0	1	0 0	0 00
44	R L A (NE)	0	\$0	\$0	2	0 0	0 00
45	R L A (NW)	5	\$0	\$0	2	104 1	0 00
46	R L A (SW)	62	\$101 750	\$98 750	2	92 0	12 96
47	RIGGS PARK	0	\$0	\$0	3	0 0	0 00
48	SHEPARD PARK	0	\$0	\$0	3	0 0	0 00
49	16TH STREET HEIGHTS	0	\$0	\$0	3	0 0	0 00
50	SPRING VALLEY	0	\$0	\$0	2	0 0	0 00
51	TAKOMA PARK	0	\$0	\$0	3	0 0	0 00
52	TRINIDAD	0	\$0	\$0	1	0 0	0 00
53	WAKEFIELD	15	\$0	\$0	3	0 0	0 00
54	WESLEY HEIGHTS	92	\$177 364	\$174 250	2	86 9	11 62
55	WOODLEY	0	\$0	\$0	1	0 0	0 00
56	WOODRIDGE	10	\$0	\$0	3	0 0	0 00
66	FORT LINCOLN						
	CITY WIDE	1633	\$142 487	\$127 000	0	86 1	13 81

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

**OFFICE OF TAX AND REVENUE**

**2000 Real Property Assessment/Sales**

**Ratio Study**

**Preliminary 2001 Assessments**

TABLE 1

**TYPE OF PROPERTY MULTI FAMILY**

CODE	NEIGHBORHOOD NAME	# OF ARMS LENGTH TRANSACTIONS	AVERAGE SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	TRIENNIAL GROUP	MEDIAN RATIO (%)	COEFFICIENT OF DISPERSION (%)
01	AMERICAN UNIVERSITY	0	\$0	\$0	3	0 0	0 00
02	ANACOSTIA	4	\$0	\$0	1	0 0	0 00
03	BARRY FARMS	1	\$0	\$0	1	0 0	0 00
04	BERKELEY	0	\$0	\$0	2	0 0	0 00
05	BRENTWOOD	4	\$0	\$0	1	0 0	0 00
06	BRIGHTWOOD	3	\$0	\$0	3	0 0	0 00
07	BROOKLAND	5	\$0	\$0	3	0 0	0 00
08	BURLEITH	0	\$0	\$0	2	0 0	0 00
09	CAPITAL HILL	0	\$0	\$0	2	0 0	0 00
10	CENTRAL	2	\$0	\$0	1	0 0	0 00
11	CHEVY CHASE	0	\$0	\$0	3	0 0	0 00
12	CHILLUM	0	\$0	\$0	3	0 0	0 00
13	CLEVELAND PARK	1	\$0	\$0	1	0 0	0 00
14	COLONIAL VILLAGE	0	\$0	\$0	3	0 0	0 00
15	COLUMBIA HEIGHTS	11	\$0	\$0	1	0 0	0 00
16	CONGRESS HEIGHTS	7	\$0	\$0	1	0 0	0 00
17	CRESTWOOD	0	\$0	\$0	1	0 0	0 00
18	DEANWOOD	5	\$0	\$0	3	0 0	0 00
19	ECKINGTON	3	\$0	\$0	1	0 0	0 00
20	FOGGY BOTTOM	0	\$0	\$0	2	0 0	0 00
21	FOREST HILLS	3	\$0	\$0	1	0 0	0 00
22	FORT DUPONT PARK	0	\$0	\$0	1	0 0	0 00
23	FOXHALL	0	\$0	\$0	2	0 0	0 00
24	GARFIELD	0	\$0	\$0	1	0 0	0 00
25	GEORGETOWN	2	\$0	\$0	2	0 0	0 00
26	GLOVER PARK	1	\$0	\$0	2	0 0	0 00
27	HIATHORNE	0	\$0	\$0	3	0 0	0 00
28	HILLCREST	4	\$0	\$0	1	0 0	0 00
29	KALORAMA	1	\$0	\$0	1	0 0	0 00

TABLE 1  
TYPE OF PROPERTY MULTI-FAMILY

30	KENT	0	\$0	\$0	2	0 0	0 00
31	LEDROIT PARK	0	\$0	\$0	1	0 0	0 00
32	LILY PONDS	0	\$0	\$0	3	0 0	0 00
33	MARSHALL HEIGHTS	1	\$0	\$0	1	0 0	0 00
34	MASS AVENUE HEIGHTS	0	\$0	\$0	1	0 0	0 00
35	MICHIGAN PARK	0	\$0	\$0	3	0 0	0 00
36	MOUNT PLEASANT	7	\$0	\$0	1	0 0	0 00
37	NORTH CLEVELAND PARK	0	\$0	\$0	3	0 0	0 00
38	OBSERVATORY CIRCLE	0	\$0	\$0	1	0 0	0 00
39	OLD CITY I	3	\$0	\$0	2	0 0	0 00
40	OLD CITY II	6	\$0	\$0	2	0 0	0 00
41	PALISADES	0	\$0	\$0	2	0 0	0 00
42	PETWORTH	4	\$0	\$0	3	0 0	0 00
43	RANDLE HEIGHTS	5	\$0	\$0	1	0 0	0 00
44	R L A (NE)	0	\$0	\$0	2	0 0	0 00
45	R L A (NW)	0	\$0	\$0	2	0 0	0 00
46	R L A (SW)	0	\$0	\$0	2	0 0	0 00
47	RIGGS PARK	0	\$0	\$0	3	0 0	0 00
48	SHEPARD PARK	0	\$0	\$0	3	0 0	0 00
49	16TH STREET HEIGHTS	0	\$0	\$0	3	0 0	0 00
50	SPRING VALLEY	0	\$0	\$0	2	0 0	0 00
51	TAKOMA PARK	0	\$0	\$0	3	0 0	0 00
52	TRINIDAD	0	\$0	\$0	1	0 0	0 00
53	WAKEFIELD	0	\$0	\$0	3	0 0	0 00
54	WESLEY HEIGHTS	0	\$0	\$0	2	0 0	0 00
55	WOODLEY	0	\$0	\$0	1	0 0	0 00
56	WOODRIDGE	0	\$0	\$0	3	0 0	0 00
	CITY WIDE	83	\$722 600	\$187 000	0	94 8	19 26



# GOVERNMENT OF THE DISTRICT OF COLUMBIA

## OFFICE OF TAX AND REVENUE

### 2000 Real Property Assessment/Sales

#### Ratio Study

#### Preliminary 2001 Assessments

TABLE 1

#### TYPE OF PROPERTY COMMERCIAL

CODE	NEIGHBORHOOD NAME	# OF ARMS LENGTH TRANSACTIONS	AVERAGE SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	TRIENNIAL GROUP	MEDIAN RATIO (%)	COEFFICIENT OF DISPERSION (%)
01	AMERICAN UNIVERSITY	0	\$0	\$0	3	0 0	0 00
02	ANACOSTIA	8	\$0	\$0	1	0 0	0 00
03	BARRY FARMS	0	\$0	\$0	1	0 0	0 00
04	BERKELEY	0	\$0	\$0	2	0 0	0 00
05	BRENTWOOD	8	\$0	\$0	1	0 0	0 00
06	BRIGHTWOOD	6	\$0	\$0	3	0 0	0 00
07	BROOKLAND	9	\$0	\$0	3	0 0	0 00
08	BURLEITH	0	\$0	\$0	2	0 0	0 00
09	CAPITAL HILL	9	\$0	\$0	2	0 0	0 00
10	CENTRAL	36	\$16 080 377	\$5 225 000	1	86 4	17 11
11	CHEVY CHASE	14	\$0	\$0	3	0 0	0 00
12	CHILLUM	1	\$0	\$0	3	0 0	0 00
13	CLEVELAND PARK	0	\$0	\$0	1	0 0	0 00
14	COLONIAL VILLAGE	0	\$0	\$0	3	0 0	0 00
15	COLUMBIA HEIGHTS	19	\$0	\$0	1	0 0	0 00
16	CONGRESS HEIGHTS	0	\$0	\$0	1	0 0	0 00
17	CRESTWOOD	0	\$0	\$0	1	0 0	0 00
18	DEANWOOD	4	\$0	\$0	3	0 0	0 00
19	ECKINGTON	5	\$0	\$0	1	0 0	0 00
20	FOGGY BOTTOM	1	\$0	\$0	2	0 0	0 00
21	FOREST HILLS	3	\$0	\$0	1	0 0	0 00
22	FORT DUPONT PARK	0	\$0	\$0	1	0 0	0 00
23	FOXHALL	0	\$0	\$0	2	0 0	0 00
24	GARFIELD	1	\$0	\$0	1	0 0	0 00
25	GEORGETOWN	13	\$0	\$0	2	0 0	0 00
26	GLOVER PARK	0	\$0	\$0	2	0 0	0 00
27	HIATHORNE	0	\$0	\$0	3	0 0	0 00
28	HILLCREST	0	\$0	\$0	1	0 0	0 00
29	KALORAMA	5	\$0	\$0	1	0 0	0 00

TABLE 1  
TYPE OF PROPERTY COMMERCIAL

30	KENT	1	\$0	\$0	2	00	0 00
31	LEDROIT PARK	8	\$0	\$0	1	00	0 00
32	LILY PONDS	0	\$0	\$0	3	00	0 00
33	MARSHALL HEIGHTS	0	\$0	\$0	1	00	0 00
34	MASS AVENUE HEIGHTS	0	\$0	\$0	1	00	0 00
35	MICHIGAN PARK	1	\$0	\$0	3	00	0 00
36	MOUNT PLEASANT	9	\$0	\$0	1	00	0 00
37	NORTH CLEVELAND PARK	2	\$0	\$0	3	00	0 00
38	OBSERVATORY CIRCLE	2	\$0	\$0	1	00	0 00
39	OLD CITY I	44	\$1 718 222	\$152 500	2	100 0	13 31
40	OLD CITY II	72	\$712 533	\$242 500	2	85 9	16 74
41	PALISADES	0	\$0	\$0	2	00	0 00
42	PETWORTH	12	\$0	\$0	3	00	0 00
43	RANDLE HEIGHTS	1	\$0	\$0	1	00	0 00
44	R L A (NE)	0	\$0	\$0	2	00	0 00
45	R L A (NW)	0	\$0	\$0	2	00	0 00
46	R L A (SW)	3	\$0	\$0	2	00	0 00
47	RIGGS PARK	0	\$0	\$0	3	00	0 00
48	SHEPARD PARK	0	\$0	\$0	3	00	0 00
49	16TH STREET HEIGHTS	1	\$0	\$0	3	00	0 00
50	SPRING VALLEY	0	\$0	\$0	2	00	0 00
51	TAKOMA PARK	3	\$0	\$0	3	00	0 00
52	TRINIDAD	1	\$0	\$0	1	00	0 00
53	WAKEFIELD	0	\$0	\$0	3	00	0 00
54	WESLEY HEIGHTS	0	\$0	\$0	2	00	0 00
55	WOODLEY	0	\$0	\$0	1	00	0 00
56	WOODRIDGE	9	\$0	\$0	3	00	0 00
	CITY WIDE	310	\$3 098 586	\$216 500	0	95 2	15 38

# GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF TAX AND REVENUE

2000 Real Property Assessment/Sales

Ratio Study

Preliminary 2001 Assessments

TABLE 1

TYPE OF PROPERTY VACANT LAND

CODE	NEIGHBORHOOD NAME	# OF ARMS LENGTH TRANSACTIONS	AVERAGE SALE PRICE (\$)	MEDIAN SALE PRICE (\$)	TRIENNIAL GROUP	MEDIAN RATIO (%)	COEFFICIENT OF DISPERSION (%)
01	AMERICAN UNIVERSITY	2	\$0	\$0	3	00	000
02	ANACOSTIA	0	\$0	\$0	1	00	000
03	BARRY FARMS	0	\$0	\$0	1	00	000
04	BERKELEY	2	\$0	\$0	2	00	000
05	BRENTWOOD	1	\$0	\$0	1	00	000
06	BRIGHTWOOD	2	\$0	\$0	3	00	000
07	BROOKLAND	1	\$0	\$0	3	00	000
08	BURLEITH	0	\$0	\$0	2	00	000
09	CAPITAL HILL	0	\$0	\$0	2	00	000
10	CENTRAL	0	\$0	\$0	1	00	000
11	CHEVY CHASE	1	\$0	\$0	3	00	000
12	CHILLUM	0	\$0	\$0	3	00	000
13	CLEVELAND PARK	0	\$0	\$0	1	00	000
14	COLONIAL VILLAGE	0	\$0	\$0	3	00	000
15	COLUMBIA HEIGHTS	0	\$0	\$0	1	00	000
16	CONGRESS HEIGHTS	0	\$0	\$0	1	00	000
17	CRESTWOOD	0	\$0	\$0	1	00	000
18	DEANWOOD	6	\$0	\$0	3	00	000
19	ECKINGTON	0	\$0	\$0	1	00	000
20	FOGGY BOTTOM	0	\$0	\$0	2	00	000
21	FOREST HILLS	1	\$0	\$0	1	00	000
22	FORT DUPONT PARK	0	\$0	\$0	1	00	000
23	FOXHALL	0	\$0	\$0	2	00	000
24	GARFIELD	0	\$0	\$0	1	00	000
25	GEORGETOWN	0	\$0	\$0	2	00	000
26	GLOVER PARK	0	\$0	\$0	2	00	000
27	HIATHORNE	0	\$0	\$0	3	00	000
28	HILLCREST	0	\$0	\$0	1	00	000
29	KALORAMA	0	\$0	\$0	1	00	000

TABLE 1  
TYPE OF PROPERTY VACANT LAND

30	KENT	1	\$0	\$0	2	0 0	0 00
31	LEDROIT PARK	0	\$0	\$0	1	0 0	0 00
32	LILY PONDS	1	\$0	\$0	3	0 0	0 00
33	MARSHALL HEIGHTS	2	\$0	\$0	1	0 0	0 00
34	MASS AVENUE HEIGHTS	0	\$0	\$0	1	0 0	0 00
35	MICHIGAN PARK	0	\$0	\$0	3	0 0	0 00
36	MOUNT PLEASANT	0	\$0	\$0	1	0 0	0 00
37	NORTH CLEVELAND PARK	0	\$0	\$0	3	0 0	0 00
38	OBSERVATORY CIRCLE	0	\$0	\$0	1	0 0	0 00
39	OLD CITY I	1	\$0	\$0	2	0 0	0 00
40	OLD CITY II	6	\$0	\$0	2	0 0	0 00
41	PALISADES	0	\$0	\$0	2	0 0	0 00
42	PETWORTH	0	\$0	\$0	3	0 0	0 00
43	RANDLE HEIGHTS	0	\$0	\$0	1	0 0	0 00
44	R L A (NE)	0	\$0	\$0	2	0 0	0 00
45	R L A (NW)	0	\$0	\$0	2	0 0	0 00
46	R L A (SW)	1	\$0	\$0	2	0 0	0 00
47	RIGGS PARK	0	\$0	\$0	3	0 0	0 00
48	SHEPARD PARK	0	\$0	\$0	3	0 0	0 00
49	16TH STREET HEIGHTS	0	\$0	\$0	3	0 0	0 00
50	SPRING VALLEY	0	\$0	\$0	2	0 0	0 00
51	TAKOMA PARK	1	\$0	\$0	3	0 0	0 00
52	TRINIDAD	0	\$0	\$0	1	0 0	0 00
53	WAKEFIELD	0	\$0	\$0	3	0 0	0 00
54	WESLEY HEIGHTS	0	\$0	\$0	2	0 0	0 00
55	WOODLEY	0	\$0	\$0	1	0 0	0 00
56	WOODRIDGE	0	\$0	\$0	3	0 0	0 00
66	FORT LINCOLN						
	CITY WIDE	29	\$401 254	\$63 282	0	85 0	19 04

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

OFFICE OF TAX AND REVENUE

2000 Real Property Assessment/Sales

Ratio Study

Preliminary 2001 Assessments

TABLE II

SUMMARY REPORT

	SINGLE FAMILY	CONDOMINIUM	MULTI FAMILY	COMMERCIAL	CITY WIDE IMPROVED PROPERTY	CITY WIDE VACANT LAND
NUMBER OF SALES	3 647	1 633	83	310	5 673	29
AVERAGE SALE PRICE (\$)	\$262 630	\$142 487	\$722 600	\$3 098 586	\$1 056 576	\$401 254
MEDIAN RATIO (%)	89 8	86 1	94 8	95 2	91 48	85 0
COEFFICIENT OF DISPERSION (%)	16 24	13 81	19 26	15 38	16 17	19 04
PERCENTAGE OF TOTAL SALES	64 2	28 7	1 4	5 4	24 9	0 5
PERCENTAGE SOLD PROPERTIES OF TOTAL PROPERTIES IN USE TYPE	3 5	4 9	2 2	2 7	3 3	0 3